

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, JULY 12, 2018** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

BOARD MEMBERS PRESENT:

PAUL R. DUNPHEY (exc. absence)	PRESIDENT
TERRY CHAPMAN	VICE-PRESIDENT
GARY BELL	TREASURER
ERNIE DAVIS	SECRETARY
THOMAS KOLUPSKI	MAYOR
KEVIN FERGUSON	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

ALSO PRESENT WERE:

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Vice-President Terry Chapman called the meeting to order at 7:00 p.m. and declared that a quorum was present.

**1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no comments.

**2. SPECIFIC PUBLIC HEARINGS**

**2.1 Conduct public hearing on notice of project of the Seabrook Economic Development Corporation (SEDC) to undertake a project for economic development consistent with the purposes and duties as a Type B corporation by providing incentives through SEDC sales tax revenue for Co-Presenting Sponsorship by the SEDC for the annual "Celebration Seabrook". SEDC funding for fiscal year 2018/2019 for this sponsorship is proposed at \$10,000 pursuant to terms and conditions imposed by SEDC, and for subsequent years as determined by the SEDC and approved budget.**

EDC Vice-President opened the public hearing at 7:01p.m. and since there were no comments closed the public hearing at 7:01p.m.

**3. PRESENTATIONS**

**3.1 EDC Director's report on economic development activities for June 2018. (Chavez)**

- Follow up with Whataburger – not relocating in Seabrook – expected to shut down when TXDOT tells them to shut down
- Donald's Donuts signed lease where Back Bay Boutique was located in Old Seabrook
- Angel Cuts also relocating to Old Seabrook
- Milos on Main deli prospect looking in Seabrook – looking at building close to City Hall in Old Seabrook
- Hubcap Grill – waiting for their TABC license – hoping to be open by next week
- Cranky Britches Brewery – want a restaurant and brew pub in Old Seabrook – call it a new name “Backyard Seabrook” – moving into the former Merlion site on 4<sup>th</sup> street
- HAMA Restaurant on Nasa Pkwy – new owners getting permits – changing to Vietnamese style restaurant
- Retail Coach – no summary report received yet
- GIS Mapping – internal staff member will be helping EDC to build a real estate map
- Blue Palms site on Nasa Pkwy – vacant for long time – investors bought site and now leasing site for restaurant
- K.O. Sailing meeting – current lease is up – neighbor is taking up space – looking at relocation sites – maybe applying for incentives soon
- Business Relocation Status – 23 businesses have closed or relocated so far out of 59 businesses affected by the SH 146 expansion
- Monthly Budget Spreadsheet

**4. NEW BUSINESS**

**4.1 Consider and take all appropriate action for request from Mario's Pizza, Inc. to amend Economic Development Agreement dated March 20, 2018 to request reallocation of funding and modification of site plans for exterior doors and concrete work in substitution of the dumpster housing funding.**

Mario's Pizza representative, Andrew Pakkala, showed a presentation outlining the request that Mario's Pizza was asking for. He explained to the Board that they were not asking for additional funding, and they were only asking for reallocating the funds that were already approved for the dumpster housing and use those funds towards the exterior doors instead. He stated that previously the landlord required a larger dumpster housing for the amount of trash they would have but then they agreed with the landlord to get the maximum size required and decided to empty the trash twice or three times per week. Mr. Pakkala also explained that Mario's current plan is to be in the new location by the end of August, since TxDot gave them an extension until August 31, 2018. He also requested to the Board for another month's extension for the project completion date that was previously approved in the Agreement with EDC, just to be on the safe side.

Motion made by Ernie Davis and seconded by Gary Bell.



To amend the Agreement with Mario's Pizza to substitute the funding for dumpster housing for the exterior doors and concrete work, as well as allow an extension for 7 months instead of 6 months for project completion date.

MOTION CARRIED BY UNANIMOUS CONSENT

**4.2 Consider and take all appropriate action on approval of agreement between the City of Seabrook and the Seabrook Economic Development Corporation for funding of the Old Seabrook District Parking Lot Project in an amount not to exceed \$205,806. (Chavez)**

EDC Director, Paul Chavez, explained to the board that this has been an ongoing project that was approved by EDC & City Council as part of the Old Seabrook redevelopment. He stated that a bid was held for the contractor and the lowest bid was selected from Taylor & Taylor construction at \$168,000 plus contingency amount of \$33,600. Additionally the company Terracon Services has been selected for materials testing and surveying of the site for \$4,206.

Motion made by Kevin Ferguson and seconded by Jeff Larson.

To approve the agreement for funding of the Old Seabrook District Parking Lot Project as written.

MOTION CARRIED BY UNANIMOUS CONSENT

**4.3 Consider and take all appropriate action on the renewal of the Administrative Staffing Services Agreement for fiscal year 2018-2019, in an amount not to exceed \$234,420.14 (Chavez)**

EDC Director Paul Chavez explained to the Board that this is an annual contract between the EDC and the City for administrative services for all economic development activities. The service agreement includes accounting, advertising and promotion, EDC Director, EDC Staff Member, and also including a data GIS services internal staff member. He stated that the amount was slightly higher from last years amount due to the GIS component. EDC will be utilizing a Public Works staff member who is very knowledgeable in GIS and will be developing a mapping system of the City showing available real estate for sale and for lease.

Motion made by Ernie Davis and seconded by Gary Bell.

To approve the Administrative Staffing Services Agreement for fiscal year 2018-2019 as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

**4.4 Consider and take all appropriate action on the election of officers of the Seabrook EDC Board for 2018-2019.**

Motion made by Gary Bell and seconded by Jeff Larson.

To nominate Kevin Ferguson as Treasurer and Gary Bell as EDC Member

MOTION CARRIED BY UNANIMOUS CONSENT

Motion made by Ernie Davis and seconded by Gary Bell.

To approve the election of officers of the Seabrook EDC Board for 2018-2019 as amended:

Paul Dunphey – EDC President

Terry Chapman – EDC Vice-President

Kevin Ferguson – Treasurer

Ernie Davis – Secretary

Gary Bell – EDC Member

Thom Kolupski – Mayor

Jeff Larson – Council Representative

MOTION CARRIED BY UNANIMOUS CONSENT

**4.5 Consider and take all appropriate action on the budget for fiscal year 2018-2019. (Chavez)**

Motion made by Ernie Davis and seconded by Gary Bell.

To budget \$84,000 for advertisement and approve as amended.

MOTION CARRIED BY UNANIMOUS CONSENT

**5. ROUTINE BUSINESS**

**5.1 Approve minutes of the June 14, 2018 regular EDC meeting. (Patel)**

Motion made by Gary Bell and seconded by Ernie Davis.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

**5.2 Update on SH 146 expansion.**

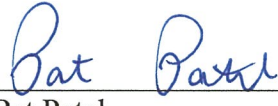
- Construction kick off meeting for TxDOT will be in August

**5.3 Establish future meeting dates and agenda items.**

Next meeting will be Thursday, August 9, 2018.

Upon motion duly made, the meeting was adjourned at 7:59 p.m.

APPROVED ON THE 9<sup>TH</sup> DAY OF AUGUST 2018.

  
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Pat Patel,  
EDC Administrative Assistant

  
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Paul Dunphey, EDC President